

99 FEB -2 AM 37

MTC 466022-MG M99 Page 3784
WARRANTY DEED

WILLIAM V. HILL, SR. AND LILLIAN M. HILL AS TRUSTEES OF THE WILLIAM V. HILL, SR. AND LILLIAN M. HILL TRUST DATED JULY 15, 1992, Grantor(s) hereby grant, bargain, sell, warrant and convey to: KEN BUSCHER AND DIANNE M. BUSCHER, as tenants by the entirety, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is pursuant to an IRC 1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4707 Bilby Road Elk Grove CA 95758

Dated this 1 day of February, 1999.

William V. Hill, Sr.
WILLIAM V. HILL, SR., TRUSTEE

Lillian M. Hill - Trustee
LILLIAN M. HILL, TRUSTEE

STATE OF OREGON

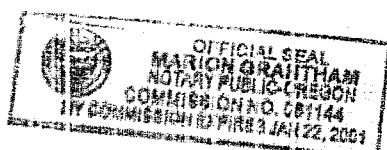
COUNTY OF KLAMATH

ss. February 1 19 99

Personally appeared the above named WILLIAM V. HILL, SR. AND LILLIAN M.

HILL AS TRUSTEES OF THE WILLIAM V. HILL SR. AND LILLIAN M. HILL
TRUST DATED JULY 15, 1992

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Marion Graitham
Notary Public for Oregon
My commission expires 1/22/01

(seal)

ESCROW NO. MP46622-MG

Return to:

Ken Buscher
4707 Bilby Road

Elk Grove CA 95758

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

The E1/2 NE1/4 of Section 15, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon;

SAVING AND EXCEPTING Beginning at a point on the North line of said Section 15 at a point 531 feet West of the Northeast corner thereof; thence West along said North line to the Northwest corner of the NE1/4 NE1/4 of said Section; thence South along the West line of said NE1/4 NE1/4 a distance of 185 feet to a point; thence East parallel to the North line of said Section a distance of 789 feet, more or less, to a point on the West line of parcel conveyed to Lost River Cemetery Association, Inc., by deed Volume 236, page 572, Deed Records of Klamath County, Oregon, thence North along the West line of said parcel to the point of beginning.

ALSO SAVING AND EXCEPTING from the above described parcel that portion thereof conveyed to Lost River Cemetery Association, Inc., by Deed recorded December 16, 1949, in Deed Volume 236, page 572, Deed Records of Klamath County, Oregon.

PARCEL 2

That part of Tracts 7, 8 and 9 lying Southwesterly of the Bonanza-Lorella County Road, all in Riverside Tracts in Sections 11 and 14, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The SW1/4 SW1/4 of Section 11 lying Southwesterly of the Bonanza-Lorella County Road in Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

ALSO that portion of the SW1/4 SW1/4 of Section 11, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the intersection of the East line of the SW1/4 SW1/4 of Section 11, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, and the North line of the Bonanza-Lorella County Road; thence Westerly along said Northerly line a distance of 193 feet; thence North to the South line of Lost River; thence Southeasterly along the South line of Lost River to the East line of said SW1/4 SW1/4; thence South along said East line to the point of beginning.

EXCEPTING from the SW1/4 SW1/4 of Section 11, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, the following:

Beginning at a point on the South line of the Bonanza-Lorella County Road which is 742 feet East along said line from the West line of the SW1/4 SW1/4 of Section 11, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; thence continuing East along said line a distance of 448 feet; thence South 140 feet; thence West 448 feet, more or less, to a point due South of the point of beginning; thence North 140 feet, more or less, to the point of beginning.

That portion of the SE1/4 NE1/4 and NE1/4 NW1/4 lying Southwesterly of the Bonanza-Lorella County Road and all of the SW1/4 NE1/4, NW1/4 NW1/4 and S1/2 NW1/4 and S1/2 of Section 14, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING the East 1200 feet of the South 330 feet of the SE1/4 SE1/4.

The NW1/4, W1/2 NE1/4, and NE1/4 NE1/4, EXCEPTING the East 1200 feet of said NE1/4 NE1/4 of Section 23, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Amerititle _____ the _____ 2nd _____ day
of _____ February _____ A.D. 1999 at 11:37 o'clock A. M., and duly recorded in Vol. M99
of _____ Deeds _____ on Page 3784

Linda Smith, County Clerk

FEE

\$35.00

by Hutcheon Ross